

# **Attachment 2**

**Historical Commission Staff Report  
(7-10-06)**

# City of Loma Linda

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**TO:** Historical Commission

**FROM:** Deborah Woldruff, AICP, Director  
Community Development Department

**DATE:** July 10, 2006

**SUBJECT:** Conditional Use Permit (CUP) No. 06-04

---

#### SUMMARY OF REQUEST/PROJECT DESCRIPTION

On June 21, 2006 an application was submitted by Mr. James Shipp for the relocation of an existing 800 square-foot single-family home from its current location at 25676 Lawton Avenue to a new location at 25092 Barton Road (both sites are located in an R-3 Multiple-Family Residence zone). The structure will be rehabilitated, preserved and maintained at the new location, and will share the lot with an existing single-family residential structure.

Pursuant to the Loma Linda Municipal Code (LLMC) Section 17.30.140 (b) pertaining to conditional uses in specified zones, a conditional use permit is required for the moving and relocation of buildings in all zones. Per Section 17.80.090, a Certificate of Appropriateness is required specifically for the restoration, rehabilitation and relocation of designated cultural resources. The recommendations of the Historical Commission will be forwarded to the Planning Commission and City Council.

According to the 1988 Windshield Survey and Preliminary Architectural/Historical Inventory prepared by Roger Hatheway, the house is a "vernacular" building and has a Category 3 level of significance, "resources potentially eligible to the National Register." Mr. Hatheway estimated its construction date at 1890.

#### HISTORICAL PRESERVATION ISSUES

On June 21, 2006, Mr. James Shipp, the project applicant, submitted a Historical Review (Attachment D) of the site as part of the application packet. The report indicated that the

subject structure yielded significant historical information regarding its connection to Henry L. Drew. According to Assessor's records, Mr. Drew was the listed owner of the property in 1895. The report states that Mr. Drew conjured the town site of Bryn Mawr and was the principal partner in the subdivision of Bryn Mawr, along with John Crawford, a citrus rancher from Riverside. The report indicates that the house is the only remaining structure from the earliest attempt to subdivide land in Bryn Mawr. Furthermore, the subsequent ownership of property by the Simonds family, who produced citrus on the property until 1972, was also identified as having local significance.

The structure is the only remaining example of a Victorian cottage in the City of Loma Linda and is the third oldest house in the City. However, due to neglect over time, the structure is currently in a dilapidated state and requires major repairs especially to the foundation. The applicant proposes to restore the house to its original configuration, and incorporate period appropriate colors, furnishings and landscaping.

City records indicate that on June 6, 2006 a demolition permit was issued for removal of the covered front porch of the structure. Due to general dilapidation, potential fire hazards, and overall public health and safety concerns, the accessory structures (barn and secondary building) on the site are scheduled to be demolished. A City building permit is required prior to any demolition of structures.

No prehistoric and historic resources besides the house itself have been identified. A forthcoming survey by Ms. Robin Laska of the San Bernardino County Museum Archeological Information Center has been requested. A records search will identify if there are any other potentially significant resources that may be disturbed by the relocation project or any future development projects on the site. Any mitigation measures will be incorporated into the Conditions of Approval.

Staff required the applicant to address the impacts of the proposed structure on the new site. The applicant must address the variations in back ground between the two sites and how they relate to the surrounding neighborhood and the history of the City. A historic compatibility between the relocated structure and the new neighborhood must be substantiated. Written responses to these issues must be submitted to staff on or before the scheduled Historical Commission meeting.

**Findings** - Section 17.80.090 stipulates that all permits for alteration, restoration, rehabilitation, addition, change of use, demolition removal or relocation of designated cultural resources and properties located in historic districts shall require a Certificate of appropriateness from the City Council. The Historical Commission shall recommend approval or denial of the Certificate to the City Council based on the findings, as follows:

- 1. With regards to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of the historical, architectural, or aesthetic interest of value of the designated resource and its site;*

The project proposes to relocate and restore and rehabilitate an existing dilapidated resource to its original configuration. Additional enhancements will come by way of period colors, furnishings and period correct landscaping. The proposed work will further highlight the historical, architectural, and aesthetic character of the resource. No development is being proposed on the existing site; however, the required archeological survey may identify other potentially significant resources and/or further information about the history of the site. The new site can accommodate another single-family structure and the relocated structure appears to be compatible with the surrounding neighborhood.

2. *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district adopted by the commission, and does not adversely affect the character of the district;*

The project sites, both existing and proposed, are not located within a designated historic district and as such, are not subject to specific design guidelines. However, the structure will be relocated to a parcel in a Multiple-Family Residence (R-3) zone and will be treated like new construction. Therefore, the project is subject to the development criteria that is applicable to the proposed site. The new site is surrounded by an eclectic mix of residential structures with varying styles and periods.

(Any impacts to the new site and surrounding neighborhood will be addressed by the applicant through a written response and in discussion at the Historical Commission meeting.)

3. *In the case of construction of a new improvement, addition, building or structure upon a designated cultural resource site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of existing designated cultural resources, improvements, buildings, natural features, and structures on the site; and,*

With the restoration of the architectural elements and the general enhancements to the site, the proposed project will be compatible with the surrounding area and not adversely affect any designated cultural resources. No other cultural resources have been identified at this time, besides the house itself. And the project is consistent with the uses and development requirements of the new site.

4. *That strict application of standards does not create an economic hardship based on testimony and evidence supplied by the applicant whereby it is judged by the commission and city council that strict application of the guidelines would deprive the owner of the property of all reasonable use of or economic return on, the property.*

The applicant has not indicated that the strict application of the standards outlined in LLMC Chapters 17.38 and 17.80 would create an economic hardship and deprive him of all reasonable use of or economic return on the property.

## **RECOMMENDATION**

Staff recommends that the Historic Commission recommend approval of a certificate of appropriateness to the City Council to restore and relocate the subject structure to the proposed site.

Respectfully Submitted,

Allan Penaflorida  
Planning Commission

## **ATTACHMENTS**

- A. Vicinity Maps
- B. Project Plans
- C. Site photos and adjacent lots
- D. Historical Report

*i:\Project Files\CUP\CUP06-04-Drew House HC report.doc*